



Dorchester Town Council

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25 November 2015

Agenda for the meeting of the Planning and Environment Committee which will be held in the Council Chamber, Municipal Buildings, Dorchester on Monday 30 November at 7.00pm.

Adrian Stuart
Town Clerk

Public Speaking at the Meeting

The Chairman has discretion to allow members of the public to speak at the meeting. If you wish to address the Committee, please contact the Committee Clerk at least one day in advance of the meeting. We ask speakers to confine their comments to the matter in hand and to be as brief as is reasonably possible.

Member Code of Conduct: Declaration of Interests

Members are reminded that it is their responsibility to disclose pecuniary or non-pecuniary interests where appropriate. A Member who declares a pecuniary interest must leave the room unless a suitable dispensation has been granted. A Member who declares a non-pecuniary interest may take part in the meeting and vote.

Membership of the Committee

Councillors B. Armstrong-Marshall, C. Biggs, R. Biggs (Vice-Chairman), A. Canning, T. Harries, S. Hosford (Chairman), S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter (the Mayor ex-officio), M. Rennie and D. Taylor

- 1. Apologies and Declarations of Interest**
- 2. Minutes**
To confirm and sign the Minutes of the meeting of the Committee held on 2 November 2015 (adopted by Council on 24 November 2015).
- 3. Minute Update Report**
To receive and consider the minute updates reported (attached).
- 4. DACP Report**
Further to Minute 95/13 (28 April 2014), to receive and consider the update report of the Dorchester Area Community Partnership (attached).

5. Planning Applications for Comment

To receive and comment on the planning applications received from West Dorset District Council (list attached).

6. Requests for new Parking Restrictions

In December 2014, the Planning and Environment Committee considered proposals for modifying the operation of the Committee and various changes were agreed. As part of the discussion, it was agreed that the way in which requests for parking restrictions were considered by the Committee should be reviewed to make the process clearer and fairer.

Now that Dorset County Council are open to receiving new, supported requests for parking restrictions from Town and Parish Councils across the county, the Committee is asked to considering adopting the use of a standard proforma (copy attached) to assess any new requests it receives. This should make the process more transparent and robust both for residents making requests and for Councillors in assessing such requests.

7. Application for Tree Works

West Dorset District Council have received an application for tree works; works to trees subject to a tree preservation order to fell a beech tree in the rear garden of 8 Syward Close, Dorchester.

<http://webapps.westdorset-weymouth.gov.uk/PlanningApps/Pages/Planning.aspx?App=WD%2fTP%2f15%2f00349>

<https://www.google.co.uk/maps/@50.709713,-2.417329,3a,60y,192.26h,94.32t/data=!3m6!1e1!3m4!1s!OBSgvmBBogrnamaXjYbtg!2e0!7i13312!8i6656>

East ward councillors have been asked for their views on this application and due to the concerns of one councillor, the Planning and Environment Committee is asked to consider the application and give the Town Council's response.

8. Decisions on Planning Applications and Withdrawn Applications

To note the decisions made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others of note (attached).

9. Urgent Items

To consider any other items that the Chairman or Town Clerk decides are urgent.

Planning and Environment Committee – 30 November 2015

Minute Update Report

1. Minute 113/15 (3 August 2015)

Dorchester Parking Review

Dorset Highway's Senior Technical Officer will be meeting shortly with several Dorchester councillors and the Town Clerk to discuss the representations received to the new Dorchester Traffic Regulation Order and to consider next steps.

2. Minute 116/15 (7 September 2015)

Parking Issues

Historic England were contacted to clarify if Scheduled Monument Consent was obtained for the installation of the solar powered lights in Wollaston Fields car park. In reply, Historic England have now advised:

We were alerted at the end of July, by a member of the public, about the erection of two solar powered lighting units by West Dorset District Council in the Dorchester town centre car park at Wollaston Field, close to council offices. An Inspector of Ancient Monuments subsequently visited the site to confirm the reports.

The site lies within a scheduled area of Roman Saxon and Medieval town centre remains which includes the site of Roman baths complex partially excavated in 1977-8. As soon as Historic England were alerted to the erection of the lighting units on the scheduled monument, they contacted WDDC who were responsible for commissioning the work.

The two solar units are of an industrial-type design, in galvanised steel with large panels and posts set in concrete foundations, in excavated holes up to a metre deep. WDDC have been made aware that the erection of the units without Scheduled Monument Consent was unauthorised and that an offence has been committed.

Historic England is currently seeking to clarify the situation regarding the potential impact of the units on buried archaeological remains, and have asked for the records of the excavation to be examined to check the levels of the archaeological deposits. This is taking some time, as the levels of the buried archaeological remains varies across the site and the detailed site records have had to be traced in the archive. However, despite these variations, excavations for metre-deep foundations are likely to intrude upon and damage underlying archaeological remains on the site, and as a precaution Historic England cannot at this stage support the erection of further similar lighting units here, due to their potential archaeological impacts.

In addition to their physical ground impacts, the lamps have a visual impact on the Conservation Area and on the settings of nearby heritage assets. Historic England has concerns that the utilitarian design and heavily-built appearance of the units used at Wollaston Field is more suited to an industrial estate than sensitive locations in a historic town centre (compared for example with the more discreet and better-designed lighting units with solar panels in the Brewery Square – Dorchester South Station area). This aspect needs further consideration when solar lighting units are being considered for sensitive locations in historic towns.

Historic England recognises the importance of renewable energy and supports its production and use where it does not cause undue harm to the historic environment. Their view, however, is that this particular form of lighting unit does present potential problems for use in sensitive heritage locations, and they would encourage the exploration of less harmful options.

Historic England is continuing with discussions with WDDC on the proposal for lighting here and elsewhere in the town affecting scheduled monuments.

Bollards in New Street

The Town Clerk has now formally arranged with Dorset Police to send a letter to all offenders that are reported provided that the following information is accurately recorded (date and time of offence, vehicle registration and description, location, who reported it). There are local shopkeepers giving daily updates and Councillors who wish to report any vehicles should contact the Town Clerk direct.

3. Minute 121/15 (21 September 2015)

Dorset Waste Plan Consultation

Autumn Update from Dorset County Council

The Waste Plan

917 responses were received from 197 contributing consultees (individuals/organisations)

Generally, consultees were supportive of the levels of waste growth forecasted in the Draft Waste Plan and the proposed policies/supporting text, subject to minor changes and updates.

Some of the issues, raised during the consultation, that will need to be addressed prior to the publication of the Pre-Submission Waste Plan include;

1. Extension of the Waste Plan end date to 2032
2. Incorporate the findings of the updated Strategic Housing Market Assessment (SHMA) for Bournemouth Dorset and Poole into growth projections.
3. Consultation on additional site – At least one new site option emerged through the consultation. This is an existing anaerobic digestion facility north of Dorchester. It is being suggested for a number of additional uses some of which are considered to accord with the spatial strategy. Further assessment with internal consultees will be necessary, possibly followed by focused public consultation on this site in the coming months.
4. Consistent with national policy the Waste Plan will be technology neutral. Further work will be needed to review existing and emerging waste treatment technologies. This will allow us to fully assess the suitability of the site options put forward in the Draft Waste Plan. This work will focus on emissions and proximity to sensitive receptors including European nature consideration designations. It is important that the chosen site(s) is suitable for a wide range of treatment technologies to provide flexibility during the Plan period.
5. On-going dialogue will be necessary with district and borough councils, parish and town councils and other stakeholders including the Environment Agency, Natural

- England, Highways England and site promoters/landowners.
6. Development of an implementation and monitoring strategy for the Waste Plan
 7. Further Sustainable Appraisal of policies and preferred sites and Habitats Regulations Assessment of Pre-Submission Plan.
 8. Development criteria/mitigation recommendations for preferred sites

Site options - All site options drew some comments however the WPA is surprised by the low levels of comments received overall from residents and community groups.

For example, the site that gave rise to most comment was WD08 Parkway Farm Business Park, Poundbury. This site was being considered for a replacement Household Recycling Centre. Despite two very busy public exhibitions this site option only drew comments from approximately 70 individuals/organisation. Very few (around 20) comments were received to ED02 Blunts Farm, Ferndown which was being considered for a range of waste management activities including residual waste treatment. Other options for residual waste treatment received even lower numbers of comments.

What happens next?

In order to keep stakeholders up to date, it is proposed to prepare a detailed report of responses to both Plans including officer comments/recommendations. This will be sent to Dorset County Council Members, followed by publication on our website. All stakeholders on our database will be notified when this report has been published.

Further formal consultation (Pre-Submission) is due to take place during spring/summer 2016. This will be a formal period of consultation where comments will be restricted to 'Soundness' and 'Legal Compliance'.



**REPORT TO DORCHESTER TOWN COUNCIL
Planning and Environment Committee
30 November 2015**

PROJECT & WORK UPDATE

- **Access for All Group**

Over the past 10 years the Group had a number of very successful achievements, notably the drop kerb programme and advice to local groups planning new buildings or refurbishments. Due to ill health the Group's leading members have stepped down. A meeting is arranged for Mon 16 November to revamp the Group. New links and contacts have been made, it is hoped that a number of people will attend in order to get a new Group up and running.
- **Broadmayne Cycleway**

Progress continues to be slow, DCC are seeking formal permission to upgrade the footpaths from the landowner. £2,300 of Section 106 monies has been set aside for the project and an expression of interest, to apply for funding, has been submitted to the Southern LAG Group.
- **Dorchester Strollers Walking Group**

The Strollers continue to attract new members and thrive, regularly reaching 75 or more different walkers each month. 5 new walk leaders have been trained and 8 retrained. Weather permitting, the special walks either on a Thursday or a Sunday afternoon prove popular. Their AGM was held in October and they were pleased that the Mayor and Mayoress were able to join the Group for the pre-meeting walk as well as the meeting.
- **Friends of The West Station**

Work continues every Friday morning and a new volunteer has joined, giving 5/6 regular volunteers. Bins are emptied on a more regular basis throughout the week. The Group have received a grant from the Dorchester Car Boot fund to turf through sections of "grass" – really weeds with some grass - on the northbound platform, to avoid frost this will be completed in spring 2016.
- **Dorchester West Station Access**

DACP are receiving a brief monthly update. Along with Cllr Trevor Jones, Cllr Batstone has also asked to be copied in to cover interests in various "access" committees.

"Due to annual leave and workload both my Network Rail colleague and I haven't been able to make progress in the past month. We are still in touch, and broadly need to complete the following in the next month:

Network Rail: * get sign-off to our amended agreement *update fixed price for delivery *provide programme of works and get it signed off at high level

*Dorset County Council :** get PMG agreement to land transfer"

DACP have been assured that the monies held for the project are still safe. A project start date has been ambitiously set for Feb 2016, we watch and wait. We thank Cllr Trevor Jones for keeping this project on the front burner.
- **One World Festival**

The festival on 1 August was a great success, again the weather was kind. The working group were kept very busy with the planning leading up to the event. Approximately 4,000 people from all cultures and backgrounds attended throughout the day to enjoy the diverse musicians and bands, cultural activities and global food. Again this year the Fire Service beat the Gurkhas in the Tug of War and the cook off between Val & Robin was declared a tie. Thanks must go to the wonderful volunteer's that helped on the day, they all added to the events great success.

- **Try This...Skills Share Project**

Funding for this year's week was secured from West Dorset "Car Boot" - £750, Magna CIF £300, Dorchester Town Council £500 and £200 was granted by Union Learn.

A lot of hard work by the volunteers and working group went on behind the scenes.

This year's programme looked very exciting with some new activities and more spaces available. The whole event was a great success, 50+ workshops were on offer. Giving 730 places and 456 places attended.

It was noted that over 50% attending were over 55 and others predominately in the 40-55 age bracket, and 85% were female.

The Group discussed targeted publicity and workshop sessions next year to encourage younger people and men to attend.

- **Recruitment of Chairperson**

Maria Clarke and Pauline Trimming prepared a recruitment pack. Despite advertising the position as widely as possible and specifically targeting certain persons, no one came forward. Although one very useful new contact was made in the process. Fiona Kent-Ledger continues to act as chairperson for the interim.

FUTURE WORK

- **Crossways Community Lunch**

The lunch planned for October was postponed. Planning will restart for February 2016 in the new church hall at Crossways School.

- **Dorchester Community Lunch**

The lunch will be held on Thursday 26 November. The theme of this lunch is Keeping Warm over Winter.

- **Housing Forum and Review of Housing Section of DCAP Plan**

Discussions are ongoing with WDDC housing enabler to take this forward. In particular, toward affordable housing and Land Trusts.

- **WDDC Community Planning Service Review**

The proposed reduction in funding from WDDC along with the decision of the Dorchester Town Council to withdraw its grant to the wider area partnership and focus on the town area, leaves DACP in a very problematic situation, with its future in threat.

We will know the outcome of the WDDC review in January and therefore the main agenda item for the DACP steering group meeting in January will be the future of DACP.

- **Next steering Group Meeting**

Monday 18 January 2016

Dorchester Town Council

Planning applications to be considered by the Planning and Environment Committee on 30 November 2015

East Ward

(Councillors T Harries/S Jones*/F Kent-Ledger)

1. **10 SALISBURY STREET, DORCHESTER, DT1 1JU [Link](#)**
WD/D/15/002468 Listed Building Consent
Install secondary double glazing on 12 windows.
Dorchester Conservation Area and Grade II Listed Building
2. **GATEWAY HOUSE, 1 HIGH EAST STREET, DORCHESTER, DT1 1HS [Link](#)**
WD/D/15/002572 Listed Building Consent
Replace the existing flat roof rooflight with 2no. new rooflights. Block in existing kitchen window & form dummy window
Dorchester Conservation Area and Grade II Listed Building

North Ward

(Councillors B Armstrong-Marshall/R Biggs/A Canning/S Hosford/T Loakes/D Taylor)

3. **KINGS POINT HOUSE, 5 QUEEN MOTHER SQUARE, POUNDBURY, DORCHESTER, DT1 3BW [Link](#)**
WD/D/15/002422 [Link](#)
Illuminated sign of mild steel construction consisting of individual flat lettering depicting 'BRACE of BUTCHERS', each letter 500mm high, total width 4000mm, illuminated by shaded strip lighting above.
4. **MILL HOUSE, MILLERS CLOSE, DORCHESTER, DT1 1SS [Link](#)**
WD/D/15/002482
Reconstruction of store (Retrospective)
5. **WENTWORTH, 2 DAMERS ROAD, DORCHESTER, DT1 1RQ [Link](#)**
WD/D/15/002601
Erect single storey flat roof rear extension
Dorchester Conservation Area

South Ward

(Councillors C Biggs/R Potter*/M Rennie)

6. **1 DIANA CLOSE, DORCHESTER, DT1 2QY [Link](#)**
WD/D/15/002398
Remove existing porch and replace with cloakroom

West Ward
(Councillor T Jones)

7. **67 QUEENS AVENUE, DORCHESTER, DT1 2EP [Link](#)**
WD/D/15/002435
Rear dormer window to loft

8. **25 TREVES ROAD, DORCHESTER, DT1 2HE [Link](#)**
WD/D/15/002568
Erection of an timber framed garden room replacing existing garden room & replacement windows to rear elevation.

9. **1 WADEBRIDGE LANE, POUNDBURY, DORCHESTER, DT1 3AY [Link](#)**
WD/D/15/002402
Erect single storey flat roof rear extension

**These Councillors do not take part in the debate on planning applications due to their membership of West Dorset District Council's Development Control Committee*



Request to Dorchester Town Council to support New Parking Restrictions

(please read the information notes over).

Name:	
Address:	
Telephone:	
Email:	
Parking Issue:	
Parking restriction requested (including site details):	
Evidence of support by other local residents:	
Evidence of support from ward councillors and statutory authorities:	

Please include all relevant information and continue on extra sheets if necessary.

Requests for Parking Restrictions (from DorsetForYou)

Dorset County Council advise that Town Councils should discuss and consider the request, consult with residents and carry out a local analysis which takes into account four key factors:

Suitability	<p>Is the introduction of a restriction suitable for the area? Consider the advantages and disadvantages.</p> <p>Does the road already have traffic calming features; such as signs, speed bumps and on-street parking? All these can contribute to road safety in one way or another.</p> <p>If the proposal does not meet DCC's various criteria, it is unlikely to be implemented.</p>
Cost	<p>Would the proposals be achievable financially? It is not a case of just of introducing a restriction, so consider the costs of advertisement, consultation and materials required, which can run into thousands of pounds.</p> <p>Dorset County Council's funding for traffic management has reduced substantially in recent years.</p>
Opinion	<p>Do other residents agree that there is an issue in the area? Would the proposal actually inconvenience others?</p> <p>If your concerns are related to traffic enforcement for driving offences, have you spoken to Dorset Police (Community Support Teams) to see if they can help? It may negate the need for any changes in the first place.</p>
Impact	<p>If implemented, would the restriction have the desired effect or will it actually introduce more problems?</p> <p>Will the introduction of a restriction just move the problem to another area?</p>

On a practical level, it would be helpful for Ward Councillors and the resident making the request to gauge if there is support for the request from other local residents.

Also, Ward Councillors are requested to visit the site and to make their assessment of the issue being raised to advise the Planning and Environment Committee.

Dorset County Council Prioritisation Process

Dorset County Council will consider the proposals carefully before making any final decisions. Priority is given for new restrictions at sites where there are a number of recorded collisions.

Dorchester Town Council

Planning and Environment Committee – 30 November 2015

Decisions on planning applications (contrary to Dorchester Town Council's comments)/
withdrawn applications and others of interest.

**1. BREWERY DEVELOPMENT SITE, WEYMOUTH AVENUE, DORCHESTER
1/D/13/000999**

Redevelopment for residential purposes, comprising apartments and houses, with associated parking, landscaping and internal roads (outline)

Outline planning permission approved 11 November 2015.

Dorchester Town Council comments:

(September 2013) – No objection

(7 October 2013) - The Planning and Environment Committee (7 October 2013) made some additional comments , based on representations received from local residents, and they wanted to raise their concerns about a couple of issues: They considered that the height of the new Copper Building and the revised Malt House building should not be any higher than the building previously approved on this part of the site (presumably the original larger Malt House) and also that there should not be any principal rooms of the Copper Building overlooking the properties on Prince of Wales Road, and any rooms on that north elevation should not have floor to ceiling height windows. Both of the last two points refer to rooms and windows above ground level.